

FOR SUBLEASE | FLEXIBLE INDUSTRIAL SPACE CONFIGURATION

625 N. HIGHWAY DRIVE

FENTON, MO 63026

 **SANSONE**
group



**133,400 SF
AVAILABLE**

**CLIMATE CONTROLLED
SHELL OFFICE/
WAREHOUSE**

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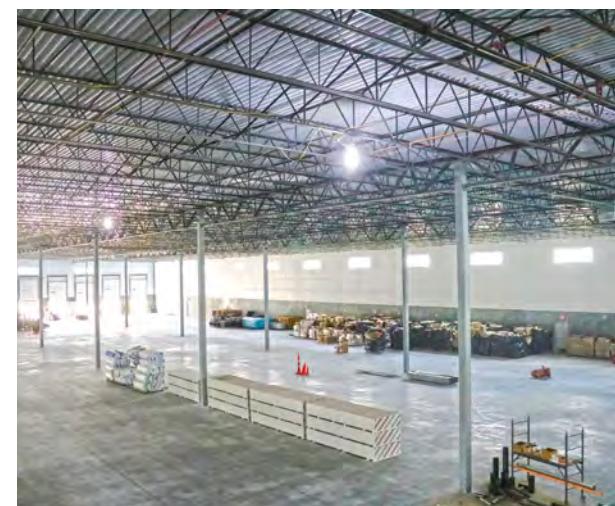
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BUILDING FEATURES

BUILDING SIZE:	133,400 SF
OFFICE SF:	38,988 SF Shell Office (w/Mezz)
TEMP CONTROL:	Fully Climate Controlled
CONFIGURATION:	Rear Loaded*
PARKING STALLS:	230 (9'x19')
COLUMN BAY SPACING:	46'w x 50'd
CLEAR HEIGHT:	28'1"
DOCK DOORS:	5 - Seals, Levelers and Bumpers*
DRIVE-IN DOORS:	2 - 12'x14' with ramp
BUILDING ELECTRICAL:	2,500 AMP's; 480 V
FIRE PROTECTION:	ESFR system
CONSTRUCTION:	Tilt-up concrete
DATE AVAILABLE:	Q2-2025
TERM THROUGH:	November 30, 2033

Join industry-leading neighbors like Amazon, 1st Phorm, Grey Eagle Distributors, Beckwood, Strive, Killark, BJC Healthcare and Wally's!



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SHOWCASE VIDEO



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